



City of Cincinnati

Equitable Growth & Housing

Meeting Minutes

Chairperson, Jeff Cramerding
Vice Chairperson, Reggie Harris
Councilmember, Meeka Owens
Councilmember, Mark Jeffreys
Councilmember, Liz Keating
Vice Mayor, Jan-Michele Kearney
Councilmember, Victoria Parks
Councilmember, Scotty Johnson
Councilmember, Seth Walsh

Tuesday, February 14, 2023 1:00 PM Council Chambers, Room 300

PUBLIC HEARING

ROLL CALL

Councilmember Reggie Harris
Meeka Owens
Jan-Michele Kearney
Liz Keating
Councilmember Cramerding
Mark Jeffreys
Victoria Parks
Scotty Johnson
Seth Walsh

PRESENTATIONS

Proposed Zone Change from CG-A to Planned Development in Bond Hill

Maria Dienger, City Planner

Proposed Zone Change at 729 Overlook Avenue in West Price Hill

Jesse Urbancsik, Senior City Planner

Proposed Local Historic Landmark Designation of the La Ventura 700 Chalfonte Place Avondale, North Avondale

Caroline Hardy Kellam, Senior City Planner

AGENDA

START OF PUBLIC HEARING

1. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 1/25/2023, AMENDING the official zoning map of the City of Cincinnati to rezone certain real property in the area generally bound by East Seymour Avenue to the north, Langdon Farm Road to the south, and Reading Road to the west in the Bond Hill neighborhood from the CG-A, "Commercial General - Auto-Oriented," zoning district to Planned Development District No. 96, "Midpointe Crossing." (Subject to the Temporary Prohibition List
<<https://www.cincinnati-oh.gov/law/ethics/city-business>>)
Recommend Passage Emergency [202300397](#)
2. PRESENTATION submitted by Sheryl M. M. Long, City Manager, dated 2/14/2023, regarding proposed Planned Development #96, Midpointe Crossing, in Bond Hill.
Filed [202300561](#)
3. ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 1/25/2023, AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 729 Overlook Avenue in the West Price Hill neighborhood from SF-6, "Single-Family," zoning district to the CC-M, "Commercial Community-Mixed," zoning district to facilitate the expansion of an existing abutting commercial use. (Subject to the Temporary Prohibition List
<<https://www.cincinnati-oh.gov/law/ethics/city-business>>)
Recommend Passage [202300398](#)
4. PRESENTATION submitted by Sheryl M. M. Long, City Manager, dated 2/14/2023, regarding a proposed zone change from Single Family Residential (SF-6) to Commercial Community-Mixed (CC-M) located at 729 Overlook Avenue in West Price Hill.
Filed [202300562](#)
5. ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 1/25/2023, DESIGNATING the La Ventura Apartments located at 700 Chalfonte Place in the Avondale and North Avondale neighborhoods as a historic landmark. (Subject to the Temporary Prohibition List
<<https://www.cincinnati-oh.gov/law/ethics/city-business>>)
[202300399](#)

Recommend Passage

6. PRESENTATION submitted by Sheryl M. M. Long, City Manager, dated 2/14/2023, regarding the proposed Local Historic Landmark designation of La Ventura Apartments at 700 Chalfonte Place in Avondale/North Avondale. [202300563](#)

Filed

END OF PUBLIC HEARING

7. ORDINANCE, submitted by Mayor Aftab Pureval, from Emily Smart Woerner, City Solicitor, ESTABLISHING certain policies and conditions regarding the application of residential Community Reinvestment Area real property tax abatements. [202300364](#)

Held

8. MOTION, submitted by Vice Mayor Kearney, WE MOVE that Exhibit A is modified so that accessibility is added as a bonus to Cincinnati's proposed new residential tax abatement ordinance (Residential CRA Program). See Item 202300364. Accessibility would include all of the requirements and standards set forth in Exhibit C for visitability with the modifications that a wheelchair accessible full bath and wheelchair accessible bedroom would be required. The additional amount of increase to assessed market improvement value would be \$100,00 or another amount that is greater than \$50,000. [202300480](#)

Held

9. MOTION, submitted by Vice Mayor Kearney, WE MOVE that Exhibit A is modified so that new construction that does not include any natural gas connections receives an additional amount of increase to assessed market improvement value of at least \$50,000. This incentive is to encourage clean energy and continue reduction of pollution. [202300487](#)

Referred to CM for a Report

10. MOTION, submitted by Vice Mayor Kearney, WE MOVE that the Administration prepare a REPORT on the following suggestions made concerning the proposed new three-tiered tax abatement program during public comment at the January 31, 2023 Equitable Housing Committee: 1. Create and fund a new position in the City's Department of [202300567](#)

Community and Economic Development (DCED) to assist with educating the public on the tax abatement program. (BALANCE ON FILE IN THE CLERK'S OFFICE)

Held

- 11.** MOTION, submitted by Councilmembers Owens, Keating, Parks, Walsh, and Vice Mayor Kearney, WE MOVE that the City of Cincinnati Administration craft an amended version of Ordinance Item No. 2023-00364 to include a bonus incentive to create more naturally-occurring affordable, sustainable housing. Specifically, the Administration should create a bonus incentive that increases the maximum abated amount in market improvement value when a remodel adds additional units (between two and four units) or a new construction has between two and four units. The incentive should increase the maximum abated increase in market improvement value on a per unit basis, so that a two unit building has an additional incentive, a three-unit building has a higher additional incentive, and the four-unit building has the highest additional incentive. The exact amount of the bonus should be determined by the Administration, based on its assessment of the current market. This should be called the "Missing Middle Bonus." (STATEMENT ATTACHED)

[202300613](#)

Held

- 12.** MOTION (AMENDED) submitted by Mayor Aftab Pureval and Councilmembers Cramerding, Harris, Walsh, Parks, Jeffreys, Owens and Vice Mayor Kearney, WE MOVE that the following changes and statements of priority be adopted in conjunction with the Proposed Residential CRA Tax Abatement Reforms. (STATEMENT ATTACHED)

[202300623](#)

Adopt

Yes: Councilmember Harris
Councilmember Owens
Vice Mayor Kearney
Councilmember Cramerding
Councilmember Jeffreys
Councilmember Parks
Councilmember Johnson
Walsh

Abstain: Councilmember Keating

- 13.** REPORT, dated 2/14/2023, submitted Sheryl M. M. Long, City Manager, regarding the Residential CRA Tax Abatement Update Information.

[202300626](#)

Approve & File

ADJOURNMENT